

**Truro Planning Board**  
**Minutes of Meeting March 6, 2007 – 7:00 p.m.**  
**Truro Town Hall**

Members present: Ansel Chaplin, William Golden, Karen Snow, William Worthington (chair), Nicholas Brown, Robert Weinstein, and Deborah Paine

Staff: Charleen Greenhalgh (Assistant Town Administrator/Planner)

Other Attending: Chris Lucy, Susan Kadar, Fred Gaechter, Jan Worthington, Art Hultin, Gary Palmer, Mr. Boleyn, Martha Nagy, Curtis Hartman and 4 others.

Mr. Worthington called the meeting to order at 7:03 p.m.

Mr. Worthington opened the public hearing for the proposed zoning amendments and the proposed amendment to request special legislation.

The **first proposed amendment** is for the creation of the Affordable Accessory Dwelling Unit (AADU) bylaw, which would replace the existing Affordable Housing Apartments bylaw. The new by-law would allow for one AADU per property. Mr. Worthington asked for comments from the public. Hearing none, he made a motion to accept the proposed zoning amendment and to recommend it to the Town Meeting; seconded by Mr. Brown; so voted unanimously.

The **second proposed amendment** creates a new definition for “Dwelling Unit, Affordable Accessory” to replace the existing “Affordable Housing” definition and a new definition for “Floor Area, Gross”. Mr. Brown explained that the reason for a maximum square footage is to include large families. The bylaw is trying to take care of all levels of affordability for families of all sizes. 400 s.f. minimum and a 1400 s.f. maximum. Mr. Worthington read the comments from the document that will appear in the Town Meeting warrant regarding these proposed by-laws.

Mr. Lucy asked for clarification that if the main house is over 1400 s.f. and they want that unit to be affordable, could this be done. It would require Board of Appeals relief. He asked if the Board of Health was aware of this proposed by law. Believe that they are although they have not commented. Health will need to review and approve any system for an AADU. Ms. Kadar expressed concern that the income is the only criteria being used for affordable eligibility that assets are not being counted in. She also expressed that she hoped for the pre-town meeting there would be an example of a decision for AADU special permit. Mrs. Greenhalgh indicated that a draft has been completed and it is available.

Ms. Snow made a motion to accept the proposed zoning amendment and to recommend it to the Town Meeting; seconded by Mr. Chaplin; so voted unanimously.

The **third proposed amendment** amends the Use Table within the zoning by-law to include the AADU as a Special Permit use in all districts. Ms. Worthington asked if this was simply adding this to the table and nothing else is changing. This is correct.

Ms. Snow made a motion to accept the proposed zoning amendment and to recommend it to the Town Meeting; seconded by Mr. Weinstein; so voted unanimously.

The **forth article** is a request to have Representative Sarah Peake sponsor special legislation to create the tax break associated with the zoning amendment. Mr. Brown explained that Wellfleet went through this process some 2 ½ years ago. It took approximately 6 months for the Special Legislation to be enacted. Mr. Hultin asked if all four articles need to pass for this to work. Yes. He asked if there was an example of the calculations. Yes, one appears in the comments within the warrant. He asked if there has been an estimate of the number of units that might be created taking advantage of the tax break. Wellfleet has approximately 13 units it is does not appear to be a big hit to the Town tax wise.

Mr. Brown made a motion to accept the proposed zoning amendment and to recommend it to the Town Meeting; seconded by Mr. Chaplin; so voted unanimously.

Ms. Worthington thanked the Planning Board for their efforts on this amendment.

Ms. Snow made a motion to close the hearing and adjourn the meeting; seconded by Mr. Brown; so voted unanimously.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Charleen Greenhalgh  
ATA/Planner